

## LOUISVILLE METRO COUNCIL COMMITTEE SUMMARY

### Jobs/Economic Development Meeting

Thursday, November 16, 2006

3:07 P.M.

Third Floor, City Hall

#### Present:

#### Chair:

Hal Heiner

#### Vice Chair:

David Tandy

#### Members:

Stuart Benson, Leonard Watkins,  
Tom Owen and Kelly Downard

#### Also Present:

Rick Blackwell

#### Absent:

George Melton

**Special Items for Discussion:** David Morris, Director of Metro Development Authority (MDA) – History and current process of obtaining and developing old industrial properties (Brownfields)

Chairman Heiner began the meeting by announcing the members and non-members of the committee that were present. A quorum was established.

**Special Items for Discussion:** David Morris, and Susan Hamilton from the Metro Development Authority (MDA) – History of Brownfields

David Morris, Director of the Metro Development Authority and Susan Hamilton, Assistant Director, Industrial and Commercial Development at the Metro Development Authority were present. A power point presentation was given (attached) The following was discussed:

- Brownfields are any properties that have been used for any purpose.
- One of the main purposes is to help remove the uncertainty of what the property was used for to help developers and property owners
- Definition of brownfields from the EPA – Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant
- We have won the Phoenix Award for excellence in Brownfield Re-Development
  - Overall Winner – 1999 – Papa John's Cardinal Stadium
  - Grand Prize – 2002 – A Riverfront Reclaimed
  - Community Impact Award – 2004 – Home of the Innocents
- Regional Economic Development from the 1997 Community Vision
  - Build on Traditional Strengths
  - Grow with - Enablers
    - Health related
    - Logistics
- West Louisville
  - Strategic Location
  - Rail
  - Competitive advantages and disadvantages
  - Competitive Assessment and Strategy Project Recommendations
  - Brownfields as economic generators for our community
    - The two approaches are create marketable sites and facilitate private redevelopment
  - Inventory of unused and under utilized land and buildings
  - Create marketable "Shovel Ready" sites
- History of the Rhodia site – revitalizing and redeveloping the area

- Repositioning the Rhodia site to enhance marketability
  - Acquisition
  - Environment assessment and remediation
  - Demolition and site prep
  - Parcel reconfiguration Community Vision
- Facilitate private sector redevelopment
- Financial incentives/funding sources
  - State
  - Federal
  - Local
- Previous Brownfields
  - Noelco
  - Pro-Liquitech
  - West Louisville Business Expansion/Attractions since 2002
    - 42 companies
    - \$190,000,000 in investment
    - 1,000 new jobs
- Top Five redevelopment opportunities
  - American Standard – 42 acres
  - Louisville Industrial Park – 27 acres
  - Former Jefferson Woodworking property – 8 acres
  - 1228 Quality Choice Place owned by the Louisville Ballet – 3 acres and 3 buildings on the site
  - The Hildebrand Building
- Brownfields Redevelopment challenge: Removing uncertainty
  - Environmental condition
  - Assembly Complexity
  - Demolition cost
  - Remediation cost
  - Community acceptance
  - Permitting process
- Changes of State standards for brownfields
- Revolving load funds
- Difference between greenfields and brownfields
- Patience money

#### **AGENDA:**

[O-117-6-06](#) - AN ORDINANCE AMENDING SECTIONS 37.55(B) AND (C) OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT CODE OF ORDINANCES ("LMCO") TO INCREASE THE MINIMUM WAGE FOR EMPLOYEES OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT ("METRO GOVERNMENT"). (tabled)

CM Downard made a motion to untable this item. CM Watkins seconded the motion. By unanimous vote, this item was untabled.

**Discussion:** CM Blackwell spoke giving a brief history of the ordinance and two proposed amendments as follows:

- Total compensation (employers contribution to life and health insurance, retirement plan and any other benefits not required by law which are used by 80% or more employees instead of just the wage itself)
- Fulltime employees that must first complete a training period of not greater than 3 months upon the commencement of employment with Metro Government shall not be considered full time employees during such period

The following was also discussed:

- What if the employee does not want insurance etc - % of utilization problems
- Not wanting to void union contracts
- Would this apply to vendors
- Preference to vendors

CM Owen made a motion to table this item. CM Watkins seconded the motion. By unanimous vote, this item was tabled.

CM Owen made a motion to adjourn. CM Downard seconded the motion.

**\*NOTE: Items sent to the Consent Calendar or Old Business will be heard before the full Council at the December 21, 2006 Metro Council Meeting.**

**The meeting adjourned without objection at 3:38 p.m.**

**KQG**